

43 Grand River Boulevard W Lethbridge, Alberta

MLS # A2244045



\$489,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Smart Home		

Inclusions: Shed, Wood Shelving in Garage, 3Pergolas, .

Welcome to this spacious 5-bedroom, 3-bathroom home nestled in the sought-after Riverstone subdivision, just minutes from schools, parks, and the University of Lethbridge. Situated on a large corner lot with a private, treed backyard, this home offers both space and serenity. The spacious side yard was previously a garden. Currently it's a blank canvas with room for a shed, playground, extra entertaining area, or shop. In 2025, the kitchen was fully renovated with stunning quartz countertops, premium cabinetry, and brand-new stainless steel appliances. The main level bathrooms also received thoughtful upgrades, including quartz vanities and humidity-sensing fans. Smart home features abound with Nest smart smoke and CO2 detectors, Nest doorbell with camera, and smart switches throughout. Enjoy a bright, open floorplan with generously sized bedrooms, a smart premium fridge, plus a new smart washer and dryer (2023). This is modern living in one of Lethbridge's most desirable neighborhoods. Don't miss your chance to own this upgraded gem—move-in ready and built to impress. Contact your favorite real estate agent today to book a private viewing!